

To; Mayor Dean Chu, Vice Mayor Ron Swegles, Council members Julia Miller, John Howe,  
Fred Fowler, Otto Lee, and Melinda Hamilton.

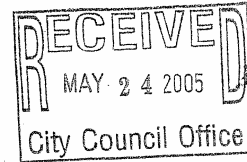
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MAY 2 5 2005

From; Applicant, David & Christine Rivas

PLANNING DIVISION

Re; appeal of planning commission decision from 5-9-05  
Property location; 485 & 487 E. Mckinley Sunnyvale, CA. 94086



Back ground on David & Christine Rivas. This may or may not matter however I wanted to tell you a little bit about myself and my wife. We are not big time developers moving into the city trying to change any rules or codes that are in place. Christine and I have both lived in Sunnyvale our whole lives. I am 49 and Christine is 47. My parents whom are deceased both lived in Sunnyvale their entire lives also so our families have lived in Sunnyvale for over 90 years. Because we are long time residents it is hard to understand the planning commissions decision to make this projects F.A.R. at 50% when I have identified many homes built over the 50% F.A.R. We have all seen the city grow. In fact the property located behind this project is what prompted me to do what I am trying to do. (That property is 468 Bryan Ave. Sunnyvale) This project has a F.A.R. of 63% and this is why I am asking your opinion of these matters.

My project on Mckinley Ave. Is currently at 56%F.A.R. not counting the porches it is at 54% F.A.R. which is much less than the 63% F.A.R. behind me already.. And the planning commission is saying they want the project to be at 50%.

I have already taken away a bedroom and great room in the front home on these two lots subdivision and I would like to keep at least one of them with 3 bedrooms. No one is building brand new homes with 2 bedrooms.

Here is my question for all of the city council. I have a meeting with all of you on the 14<sup>th</sup> of June 2005 at this meeting I would like to get your approval to keep the F.A.R. at 54% not counting the porch as living space. However I do not want to waste anymore time so the question is are you willing to work with me and keep the F.A.R. at 54% or will you make me loose another bedroom in the back unit and the great room to be closer to 50%?

I am hoping that because of all the exceptions that have been passed in the past (List enclosed from city planner) and that we are LONG time residents of this great city that you will pass my plans at the 54% F.A.R. not counting the porches.

Please let me know as soon as possible so I can either be relieved to meet with you or pay my architect once again more money to make changes on homes that will be very small and not worth much. Making them smaller may kill this whole project.

Please help  
Sincerely  
David Rivas

My contact info; Home  
Cell  
Email;

FROM: RYAN K.

CITY COUNCIL

ATTACHMENT F

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BEHIND  
ME → \*

Address/Location	F.A.R.	Year Approved	Zoning
* Corner of Carroll/Iowa ✓	✓ 61%	1976	R-2
354+ 356 Carroll (accessory unit)	48%	1999	R-2
* 390 Washington ✓	✓ 51%	2000	R-2/PD
329 Washington	44%	1929	DSP-4
532-544 Evelyn	38%	1996(accessory unit)	R-2
502 Bryan + Accessory Unit	39%	1984(accessory)	R-2
512 Bryan + Accessory Unit	42%	1988(accessory)	R-2
* 468 Bryan (Flag Lot - 2 lot Subdiv) ✓	✓ 63%	1997	R-2/PD
442 Bryan	24%	1991(second Story)	R-2
431 Bryan + Accessory Unit	46%	1998	R-2
315 Bayview	49%	1989	R-2/PD
325 Bayview	49%	1989	R-2/PD
* 423 McKinley + Accessory Unit ✓	✓ 53%	1996	R-2/PD
427 - 429 McKinley	36%	1994	R-2/PD
* 437-457 McKinley ✓	✓ 56%	1998	R-2/PD
461-463 McKinley	31%	1979	R-2
465-467 McKinley	31%	1979	R-2
473 - 479 McKinley	38%	1980	R-2
* 499 McKinley ✓	✓ 52%	1995	R-2/PD
* 319-329 McKinley ✓	✓ 64%	1986	DSP-6
* 335 McKinley ✓	✓ 69%	1986	DSP-6
* MacDowell Terrace ✓	✓ 70%	1992	R-4/PD
3 Homes corner Olive/McKinley	35%, 46%, 46%	1997	DSP-10
529 Murphy	47%	2004	R-2/O
473 Frances	??		
487 Frances	42%	1995	DSP-12
479 Frances	40%	1995	DSP-12
* 478 Frances ✓	✓ 53%	1989	DSP-11
* 468 Frances ✓	✓ 53%	1989	DSP-11
437 Frances	40%	1994	DSP-11
451 Frances	42%	1994	DSP-12
419 Frances	42%	1994	DSP-12
411 Frances	42%	1994	DSP-12
415 Frances	50%	1994	DSP-12
* 160 N. Sunnyvale 4 units ✓	✓ 60%	2003	R-2/PD
271 & 275 Florence	32%	1987	R-2
290 Florence	45%	1998	R-2/PD
296 Florence	43%	1996	R-2/PD
348 & 358 Florence	???		
353, 361, 373, 381 Florence	50%	1999	R-2/PD
* 397 Florence & 399 Florence ✓	✓ 53%	1996	R-2/PD
407 Florence & 409 Florence	34%	1985	R-2
413 Florence			
252 Waverly	41%	1996	R-2
264 Waverly	???		
* 320 & 322 Florence ✓	✓ 55%	1999(accessory)	R-2
* 388, 392, 396, 398 Waverly ✓	✓ 51%	1995	R-2/PD